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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR AUGUST 10, 2022

RESIDENTIAL CALENDAR

APPEAL #21258 – Amy & Martin Griffel; 11 Pond Park Rd., Great Neck, Section 2, Block 367, Lot 11; Zoned Residence-A

Variance from § 70-32 to build a deck too close to the rear property line.

APPEAL #21250 – Aiden Stenson; 134 Castle Ridge Rd., Manhasset, Section 3, Block 204, Lot 41; Zoned Residence-A

Variance from § 70-29.B to construct additions that would make the house too big.

APPEAL #21259 - Brian Kutner; 73 Harbor Hills Road, Port Washington; Section 4, Block 1, Lot 40; Zoned: Residence-B

Variance from 70-100.2(A)(2) to install fencing that is located in a front yard.

APPEAL #21260 – Anastasios Chrisoforidis; 76 Avenue C, Port Washington, Section 4, Block 25, Lot 249; Zoned Residence-B

Variance from § 70-100.1.A to legalize a gazebo located within in a side yard (not permitted).

APPEAL #21221 - Peter & Donna Rowlinson; 15 Lincoln Place, Port Washington; Section 5, Block 41, Lot7; Zoned: Residence-C

Variances from §§ 70-50.B, 70-52, 70-101.B, and 70-208.F to construct additions to a non-conforming dwelling that are too close to the rear property line and too close to the street, and a porch that is too close to the street.

APPEAL #21262 – Diana Frank; 17 Elm Street, Roslyn Heights, Section 7, Block 7, Lot 675; Zoned Residence-C

Variances from §§ 70-100.1.B & 70-100.1.D to legalize a detached garage that is located too close to the rear property line and is located too close to the house on the adjacent property.

APPEAL #21263 – Thomas Roccotagliata; 100 Linden St., Roslyn Heights, Section 7, Block 68, Lot 23; Zoned Residence-C

Variances from §§ 70-50.B, 70-101.H, 70-100.1.F, 70-208.F, 70-231, 70-100.2.A(2), & 70-100.2.A(4)(a)[5] to legalize a one-story open porch too close to a street, A/C condensers too close to a street, a non-conforming detached garage too close to a side property line, a detached garage that is too big (exceeds the permitted depth), fencing located within the front yard, and fencing that is too tall.

APPEAL #21264 - Kang Woojin; 922 North 6th Street, New Hyde Park; Section 8, Block 18, Lot 71; Zoned: Residence-C

Variance from 70-50.A to construct a second floor addition and portico that are too close to the street.

APPEAL #21265 - Robert Brousseau; 103 Lynton Road, Albertson; Section 9, Block 110, Lot 21; Zoned: Residence-C

Variances from §§70-100.2(A)(4) and 70-100.2(A)(4)(b) to construct fencing that is too tall.

APPEAL #21266 – Kolady Thomas; 118 Stratford Rd., New Hyde Park, Section 9, Block 520, Lot 5; Zoned Residence-C

Variance from § 70-50.A to construct additions and a two-story portico that are too close to the street.

APPEAL #21267 - Lee Tsai; 702 Foch Boulevard, Williston Park; Section 9, Block 655, Lot 2; Zoned: Residence-C

Variances from 70-100.2(A)(2) and 70-100.2(A)(4)(b) to construct fencing that is too tall and located within a front yard.

COMMERCIAL CALENDAR

APPEAL #21268 – Barco Realty Cuttermill, LLC; 133 Cutter Mill Rd., Great Neck, Section 2, Block 305, Lot 16; Zoned Industrial-B

Variance from §70-196.J(1) to construct signs on a gas station canopy (not a permitted sign type)

APPEAL #21269 – Ace Property of Manhasset, Inc (Sang Park); 8 Hillcrest Ave., Manhasset, Section 3, Block 79, Lot 228; Zoned Business-B

Variance from §70-103(A)(1) to legalize a karate studio with not enough parking.

APPEAL 21261 - Antonio Ardovini; 3 Carey Street Port Washington; Section 4, Block 34, Lot 240; Zoned Business-A

Variance from §70-202.1(c) to construct a replacement retaining wall that is too tall.

APPEAL #21270 – 711-735 Port LLC (Rosa’s Pizzeria); 711-735 Port Washington Blvd., Port Washington, Section 6, Block 1, Lot 147; Zoned Business-A

Conditional Use § 70-126(F) and Variance from § 70-103(A) to construct interior alterations to build a new pizza parlor with not enough parking.